



## Stanstrete Field

Freehold  
Tax Band: C

Great Notley, Braintree, CM77 7PR

**Offers In Excess Of £365,000**



Benefiting from a detached EXTERNAL OFFICE plus a NEWLY FITTED KITCHEN, an UNOVERLOOKED rear garden and TWO reception rooms inc. spacious 16' lounge & CONSERVATORY is this modern three bedroom SEMI-DETACHED property. Offering driveway parking for THREE vehicles & ideally located just a short walk from all local shops/amenities & popular local schools.



# Stanstrete Field, Great Notley, Braintree, CM77 7PR

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, radiator, storage cupboard (housing washing machine and tumble dryer), smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, vanity wash hand basin with tiled splash backs, radiator, smooth ceiling.

### KITCHEN:

8'09 x 8'08 (2.67m x 2.64m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single ceramic sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated fridge/freezer and dishwasher, wall-mounted boiler, smooth ceiling.

### LOUNGE / DINER:

16'05 x 15'05 (5.00m x 4.70m)

Open plan to conservatory, stairs to first floor, under stairs storage area, radiator, carpeted flooring and smooth ceiling.

### CONSERVATORY:

14'03 x 9'05 (4.34m x 2.87m)

Part brick and part UPVC construction, radiator, laminate flooring and glass vaulted roof. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

12'02 x 8'10 (3.71m x 2.69m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

11'11 x 8'02 (3.63m x 2.49m)

Double glazed window to rear aspect, radiator, carpet flooring and smooth ceiling.

### BEDROOM THREE:

8'06 x 7'00 (2.59m x 2.13m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### BATHROOM:

Opaque double glazed window to front aspect, P-shaped panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail, tiled flooring and smooth ceiling.

## EXTERIOR:

### REAR GARDEN:

Fenced and unoverlooked garden commencing with patio area with remainder laid to lawn, access gate to side with external office/outbuilding.

### OUTSIDE OFFICE:

Brick built outside office fitted with double glazed windows to front aspect and part-glazed entrance door with secure lock, power and lighting internally.

### DRIVEWAY & PARKING:

Block paved frontage with driveway parking for three vehicles.

## AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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